

Present: Don Saltzman, Chairman; Paul Heifetz, Dan Gilbert, Stephan Grozinger, Katie Gregory
Absent: Jane Connolly, Vice Chairman; Ridge Young

Also Present: Robert Turner, Zoning Enforcement Officer
Attorney Sandy Campbell, representing the Neighbor Shopping Center
Josh Tolk, Rand Realty – manager of the Neighbor Shopping Centre

SPECIAL MEETING:

A letter, dated March 18, 2008, was sent to Weston Shopping Center LLC stating the following”

“It has come to our attention that there was a defect in the issuing of the zoning permits for the current renovations for the two retail and one restaurant spaces at the Weston Shopping Center.

Please be advised that the Planning & Zoning Commission will schedule a Special Meeting on Thursday, March 20, 2008 at 7:15 p.m. in our Conference Room in the Town Hall Annex at 24 School Road (adjacent to the Board of Education Central Office).

Please bring your plans and surveys of the renovations currently underway so that we may review them.

Please refer to the attached letter of March 23, 2006 from the Planning & Zoning Commission to Robert Turner, the Zoning Enforcement Officer, requiring that all the Commission members must review and act on the applications of a commercial property.

At the present time, the formula for parking spaces for a restaurant may require additional parking spaces because Zoning Regulations of the parking spaces requires a different calculation for restaurants as shown on the attachment from the Zoning Regulations.”

Attorney Sandy Campbell, representing Chris Robinson, owner of the Neighborhood Shopping Center and Josh Tolk, Rand Realty were both present to discuss the zoning permits and parking.

Don Saltzman stated that the restaurant, per the Zoning Regulations, has a different parking space requirement than the bank and the pharmacy. The Zoning Regulations stated that restaurants require 1 (parking space) per each 75 square feet of floor area. The restaurant became larger by moving an interior wall further towards the pharmacy space, thus making the restaurant larger and the pharmacy smaller. After doing the calculations, it was stated that the Shopping Center needed three (3) more parking spaces to correct the situation created by the renovation of the restaurant and the pharmacy. The third renovation of the bank is not affected as nothing has changed.

Robert Turner, Zoning Enforcement officer presented the plans submitted for the renovations. Attorney Campbell stated that the information for the zoning permits was submitted by the tenants and signed off by the architect. Each tenant was responsible for their own renovation. Weston Center Shopping Associates LLC did not submit anything.

Stephan Grozinger asked if Attorney Campbell and Josh Tolk agreed with the revised number of needed parking spaces and they were both happy with it. Stephan Grozinger also asked if there was a second floor and was there a stairway to it? The answer was yes.

It was also stated that at a prior public hearing for the Shopping Center, 109 parking spaces were approved by the Commission. By the Zoning Regulations, they need 145 spaces which is approximately 77 %. Paul Heifetz questioned, will the Shopping Center be adding these parking spaces to the entire center and Attorney Campbell stated yes. Also that the restaurant is not adding any more tables and will have the same number of diners. The number of diners has no relevance to the square footage. Dan Gilbert clarified that the Shopping Center just needs three more parking spaces. Josh Tolk stated that he had been able to find three spaces in the back of the Shopping Center near the area of the old Valet Store in the gravel area. Attorney Campbell noted that the Zoning Regulations states that the parking spaces do not need to be paved. Dan Gilbert noted that the parking spaces cannot be in the setback and Attorney Campbell checked and stated that they are not in the set back. Don Saltzman asked Josh Tolk how long this would take to create the spaces and he responded – in the next few days. Don Saltzman stated that the Commission would put in an end date and before the issuance of a Certificate of Occupancy.

Dan Gilbert questioned all the exterior facilities and Attorney Campbell stated it is already on the plan approved by the Planning & Zoning Commission.

QUESTIONS ON THE ZONING PERMITS ISSUED BY ROBERT TURNER ZONING ENFORCEMENT OFFICER

Robert Turner presented the original zoning permits and Dan Gilbert compared them. Stephan Grozinger stated he does not want them to put another fence in the back of the restaurant and to take it out of the Zoning Permit. Josh Tolk stated that the Westport Weston Health District has required the restaurant to remove it.

Stephan Grozinger moved that the Commission approve ratifying the Zoning Permit for the restaurant, written by Robert Turner, Zoning Enforcement Officer, to delete the words “and outside rear area” in the second paragraph. Delete the third paragraph entirely and to change the 5 vehicle spaces to 3 vehicle spaces in the fourth paragraph. Seconded by Dan Gilbert. Vote in favor (5-0) Jane Connolly and Ridge Young absent.

The Commission then discussed the Zoning Permit for the pharmacy.

Dan Gilbert moved that the Commission ratify the Zoning Permit for the pharmacy, issued by Robert Turner, Zoning Enforcement Officer, with a correction of deleting the last paragraph. Seconded by Paul Heifetz. Vote in favor (4-0) Stephen Grozinger, Jane Connolly and Ridge Young absent.

The Commission then discussed the Zoning Permit for the bank.

Don Saltzman asked John Tolk if there were any exterior work on the bank. The answer was no.

Robert Turner, Zoning Enforcement Officer, presented the original zoning permit to the Commission for the bank.

Don Saltzman moved that the Commission ratify the same permit for the bank. Seconded by Katie Gregory. Vote in favor (4-0) Stephan Grozinger, Jane Connolly and Ridge Young absent.

The Commission then requested Attorney Sandy Campbell to present a summary on the request to change the number of parking spaces and to put the world on notice that zoning permits for the Shopping Center which is commercial enterprise, must first go to Planning & Zoning Commission for approval.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: